



Twin Trees

NAZEING



Welcome to Twin Trees

Turn into the spacious, resin-finished driveway and take a moment to appreciate this truly impressive family home. Set on the outskirts of Nazeing - a much-loved village with a strong sense of community, excellent amenities, and a warmth that is instantly felt - Twin Trees is the kind of place families put down roots and never want to leave.

"We have loved every moment of the 26 years we have lived here - it will be a wrench to close the door for the last time."



Twin Trees

Come on in

Step inside, and you are immediately struck by how immaculately this home is presented. The hall flows naturally into a generous, open-plan living area where a fireplace commands attention as the central focal point. To the rear, the dining area enjoys a seamless connection to the garden via elegant French doors opening onto the sunny patio.









Flexible spaces...

Tucked at the rear of the garage, the study is a quiet retreat, ideal for shutting out the lively energy of family life and focusing on the task at hand. Off the living room, a wonderfully versatile additional room is currently enjoyed as a playroom, but could just as easily serve as a cosy snug or a fifth bedroom on the ground floor.

“The layout is really flexible - we’ve had so many family parties, and the additional room downstairs has been great when we’ve had lots of guests.”





Heart of the home

Sleek, pale grey units line the perimeter of this bright and sociable kitchen, brought to life by vibrant orange glass tiles that add a striking splash of colour. The kitchen is well-equipped with a built-in electric oven and grill, alongside a range-style gas cooker and hob, and space for both a dishwasher and an American-style fridge-freezer. A door and window look out to the garden, flooding the room with natural light and a pleasant view.

A practical utility room completes the ground floor, with plumbing and space for a washing machine and tumble dryer, and housing the central heating boiler, keeping all the everyday essentials neatly out of sight.







Beautiful bedrooms

The first floor offers four well-proportioned bedrooms. The principal bedroom sits at the front of the property, benefitting from fitted wardrobes that provide excellent storage. The second bedroom enjoys peaceful garden views to the rear, while the fourth is a charming single, also at the front. The third bedroom presents an exciting opportunity where, with a little reconfiguration, the adjacent shower room could be incorporated to create a luxurious en suite. A beautifully appointed family bathroom with bath, wash hand basin, and WC serves the remaining bedrooms.







Glorious Gardens

At the front, generous off-street parking leads to the garage, with ample space to drive in and out easily, avoiding awkward reversals onto the road. A striking monkey puzzle tree in a raised bed and a substantial palm tree lend the frontage a distinctive, almost exotic character.

The south-facing rear garden is a true highlight of the property. A large patio makes a perfect sun-trap for al fresco lunches, while a gazebo flanked by olive trees offers a shaded retreat, the breeze carrying the sweet scent of blooming magnolia and its glorious pink display. The twisted hazel tree is a sculpture in itself, though you may need to be quick off the mark to beat the squirrels to the harvest. At the foot of the garden, Nazeing Brook babbles gently past, where a resident kingfisher can often be spotted. Quite simply, this magnificent garden is an oasis - the perfect sanctuary in which to while away the hours in peace and tranquillity.











Out and about

Twin Trees is superbly positioned for modern family life. Broxbourne Station is just a few miles away, delivering you to London Liverpool Street in under half an hour - a dream for the commuter. Closer to home, Nazeing offers a wonderful array of shops and amenities all within easy walking distance. A short stroll brings you to Simmons Bakers, where the croissants are legendary, and the famous carrot cake is not to be missed. Weekends take on a relaxed rhythm at the local village pub, with live music a regular fixture.

For the outdoors enthusiast, Lea Valley Park offers miles of scenic walking and cycling, while a nearby golf club provides the perfect excuse for a leisurely round at the weekend.

Nazeing strikes that rare and enviable balance of a genuinely sociable village with a real sense of community, close enough to London to enjoy everything the city has to offer, yet far enough away to breathe freely and truly come home.

Middle Street, Nazeing, EN9

Approximate Gross Internal Area = 165.2 sq m / 1778 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1290523)

Home

- Extended, link-detected home
- 4 bedrooms
- 2 bathrooms
- Versatile ground-floor reception room; ideal playroom, snug or fifth bedroom
- Dedicated home study
- Garage
- Resin-finished in and out driveway
- Council Tax Band: G
- Borough: Epping Forest

Services

- Mains electricity,
- Mains gas
- Mains water
- Broadband availability: Up to 1800 Mbps Download Speed (Ofcom Checker)
- All phone networks cover this area, with a good to variable signal (Ofcom Checker)

Garden

- Stunning south-facing rear garden
- Large patio
- Olive trees and blooming magnolia
- Nazeing Brook running along the foot of the garden - home to a resident kingfisher
- Frontage with monkey puzzle tree and substantial palm tree

Location

- Village location
- M25 motorway 10 minutes drive away
- Easy access to Lea Valley Park for walking, cycling and outdoor recreation
- Nazeing golf club nearby
- Broxbourne Station is a short drive away, providing access to London Liverpool Street in under 30 minutes

Address

Twin Trees
Middle Street
Nazeing
EN9 2LG



WHAT3WORDS:

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Energy Efficiency Rating			
Score	Energy Rating	Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - Higher running costs			

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us about the property.